

ORDINANCE NO. 05- 279

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOS ALTOS
AMENDING CHAPTERS 14.80 AND 14.82 OF THE LOS ALTOS
MUNICIPAL CODE PERTAINING TO
USE PERMIT AND VARIANCE APPLICATION EXPIRATIONS

The City Council of the City of Los Altos does hereby ordain as follows:

SECTION 1. AMENDMENT OF CODE: Section 14.80.100 of Chapter 14.80 of Title 14 of the Los Altos Municipal Code is hereby replaced with the following:

14.80.100 Expiration of use permit approval--Extensions.

A. Use permit approvals granted pursuant to this chapter shall expire twenty-four (24) months from the date on which the approval became effective, unless prior to such expiration date a building permit is issued for the improvements constituting the subject of the use permit approval and construction thereof is commenced and prosecuted diligently toward completion.

B. Use permit approvals may be extended for a period of time not exceeding twelve (12) months. The application for extension shall be filed prior to the expiration date and shall be accompanied by the payment of a fee in such amount as established from time to time by resolution of the city council. Extensions of use permit approval are contingent on the city planner finding that the project complies with all current zoning ordinance regulations.

SECTION 2. AMENDMENT OF CODE: Section 14.82.090 of Chapter 14.82 of Title 14 of the Los Altos Municipal Code is hereby replaced with the following:

14.82.090 Expiration of variance approval- Extensions.

A. Variance approvals granted pursuant to this chapter shall expire twenty-four (24) months from the date on which the approval became effective, unless prior to such expiration date a building permit is issued for the improvements constituting the subject of the variance approval and construction thereof is commenced and prosecuted diligently toward completion.

B. Variance approvals may be extended for a period of time not exceeding twelve (12) months. The application for extension shall be filed prior to the expiration date and shall be accompanied by the payment of a fee in such amount as established from time to time by resolution of the city council. Extensions of variance approval are contingent on the city planner finding that the project complies with all current zoning ordinance regulations.

SECTION 3. CONSTITUTIONALITY. If any section, subsection, sentence, clause or phrase of this code is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this code.

SECTION 4. PUBLICATION. This ordinance shall be published as provided in Government Code section 36933.

SECTION 5. EFFECTIVE DATE. This ordinance shall be effective upon the commencement of the thirty-first day following the adoption date.

The foregoing ordinance was duly and regularly introduced at a meeting of the City Council of the City of Los Altos on March 22, 2005 and was thereafter, at a regular meeting held on April 12, 2005 passed and adopted by the following vote:

Ayes: COLE, MOSS, PACKARD, LEAR, CASAS
Noes: NONE
Absent: NONE



David Casas, Mayor

Attest:



Susan Kitchens, City Clerk